



# COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP  
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

To: Stakeholders and Adjoining Property Owners  
From: Natalie Rizzi, Land Use Coordinator  
RE: Conditional Use Permit CUP20-008  
Assessor's Parcel Number: 023-330-003

48 Yaney Avenue, Sonora  
Mailing: 2 S. Green Street  
Sonora, CA 95370  
(209) 533-5633  
(209) 533-5616 (Fax)  
(209) 533-5909 (Fax – EHD)  
[www.tuolumnecounty.ca.gov](http://www.tuolumnecounty.ca.gov)

The Tuolumne County Community Development Department requests your assistance in reviewing this land development project proposed near your property. We value your comments and participation in our planning process.

We are in receipt of an application from Cold Springs Water Co. Inc. for Conditional Use Permit CUP20-008 to allow the development of a new 120 foot tall wireless communications tower and related equipment within a 14.5 foot by 14.5 foot fenced area. The project site is a 0.67± acre parcel zoned R-1 (Single Family Residential) under Title 17 of the Tuolumne County Ordinance Code.

**Location:** The project site is located at 29384 Old Mono Road in the community of Cold Springs, approximately 1,200± feet southwest of the intersection of State Highway 108 and Old Mono Road. Within a portion of Section 36, Township 4 North, Range 17 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 3. Assessor's Parcel Number 023-330-003.

Because you are a local stakeholder or own property located within 1000 feet of the project site, we would like your comments of this proposed project. Please provide any comments below:

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Your Name(s)

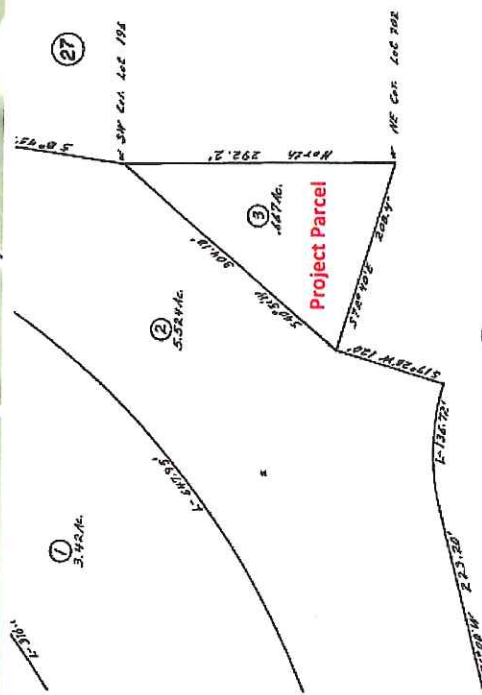
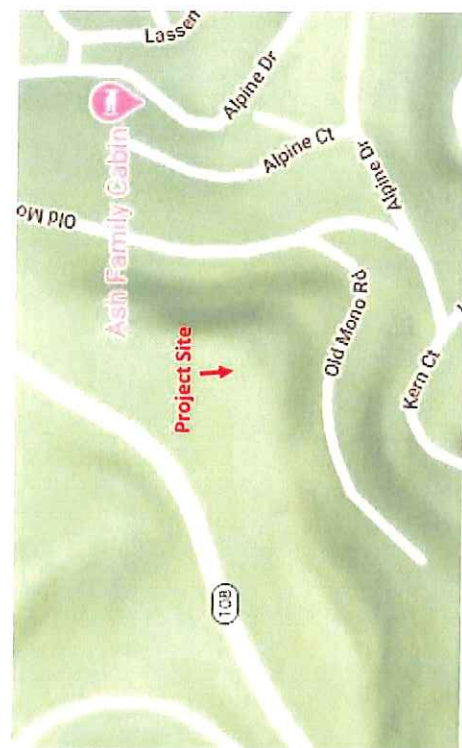
Mailing Address

**If we do not receive your comments by Tuesday, March 17, 2020, we will assume that you have no objections.**

Staff Contact: Natalie Rizzi  
(209) 533-5936  
[nrizzi@co.tuolumne.ca.us](mailto:nrizzi@co.tuolumne.ca.us)

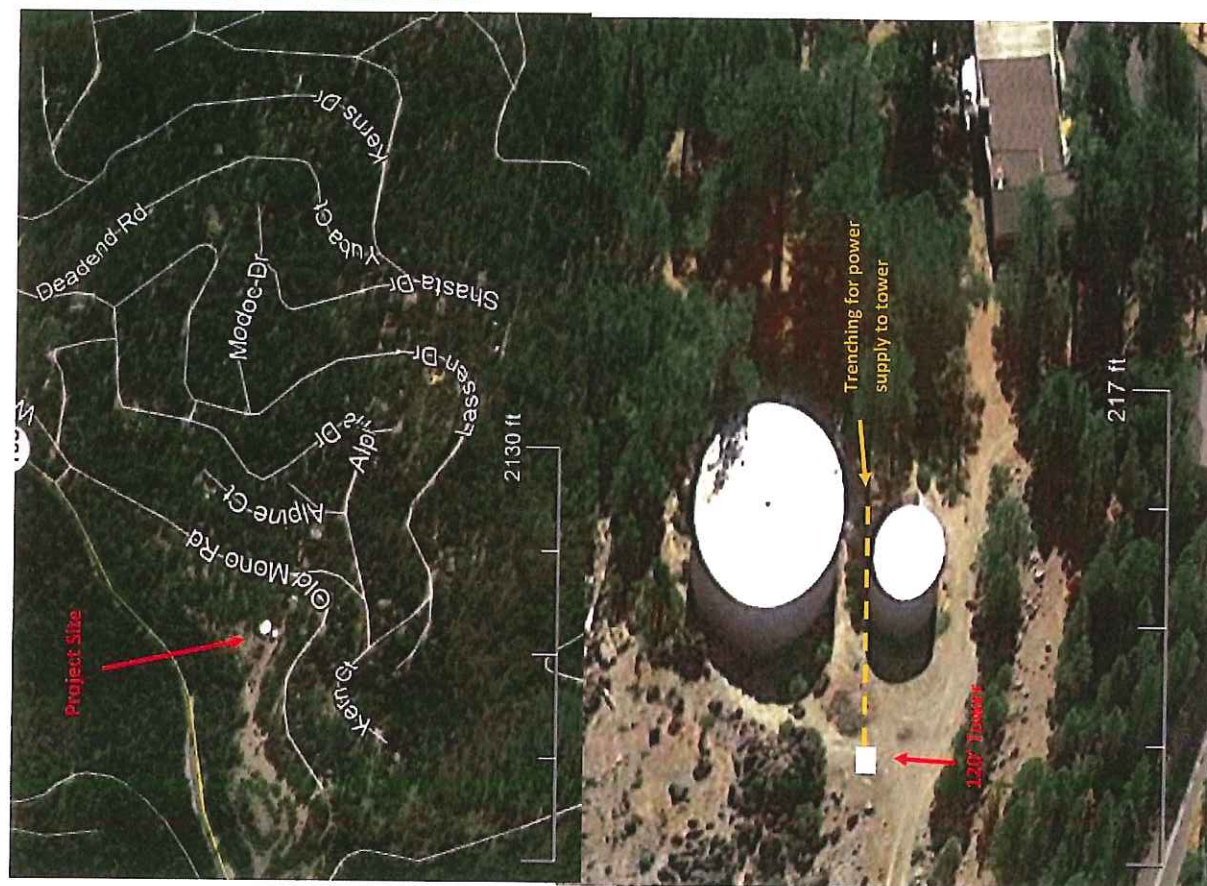
**In order to ensure that your questions can be answered, please contact staff via phone or email as listed above to answer questions or address any concerns regarding the project. Please note that email responses are preferred and will allow staff to provide timely responses.**

Zoning and project information is available on the County website on the Planning page at: <https://www.tuolumnecounty.ca.gov/179/Planning>. Thank you for your assistance in reviewing this application.

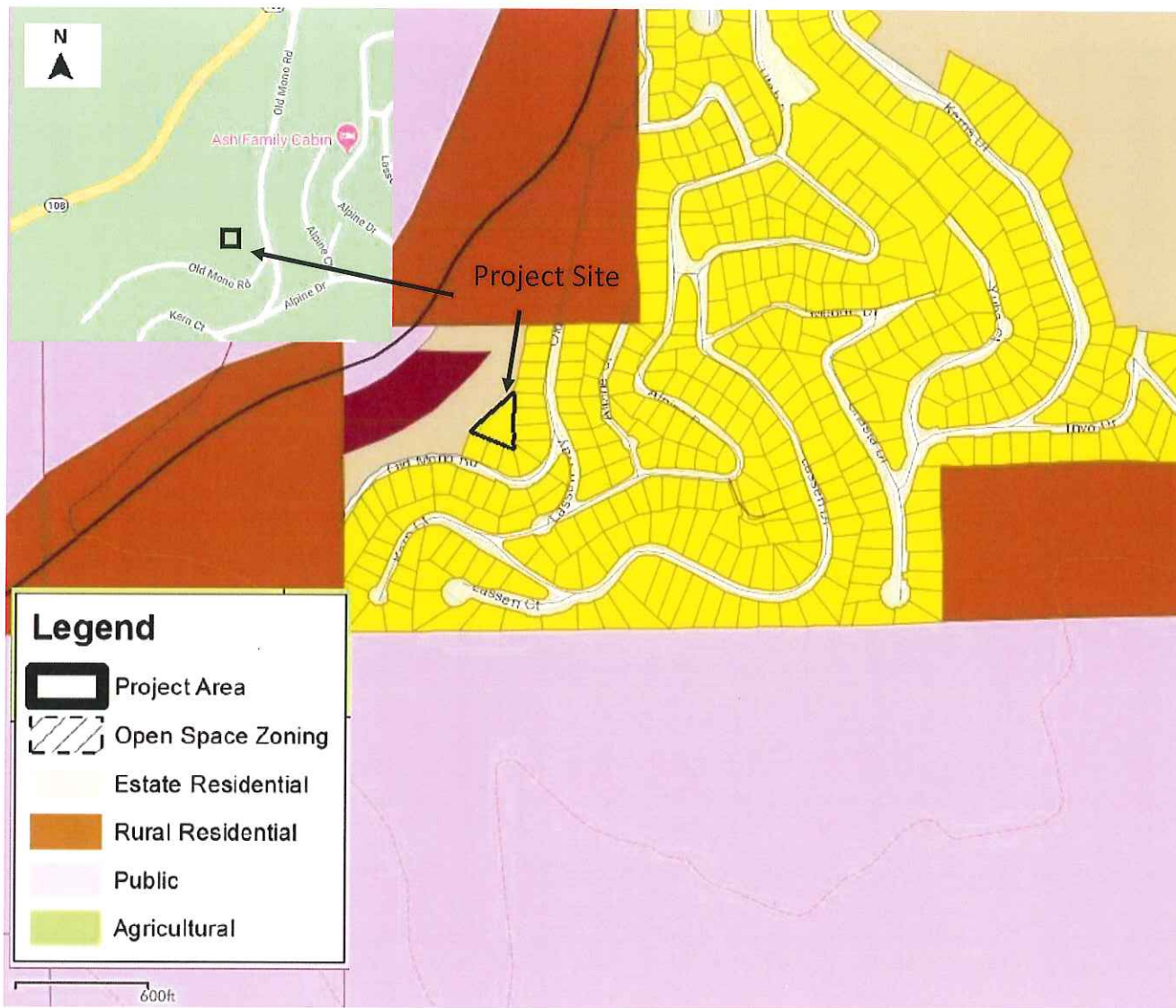


Cold Springs Project Site 13—Site plan  
29384 Old Mono Rd  
Long Barn CA 95335

Cal.net

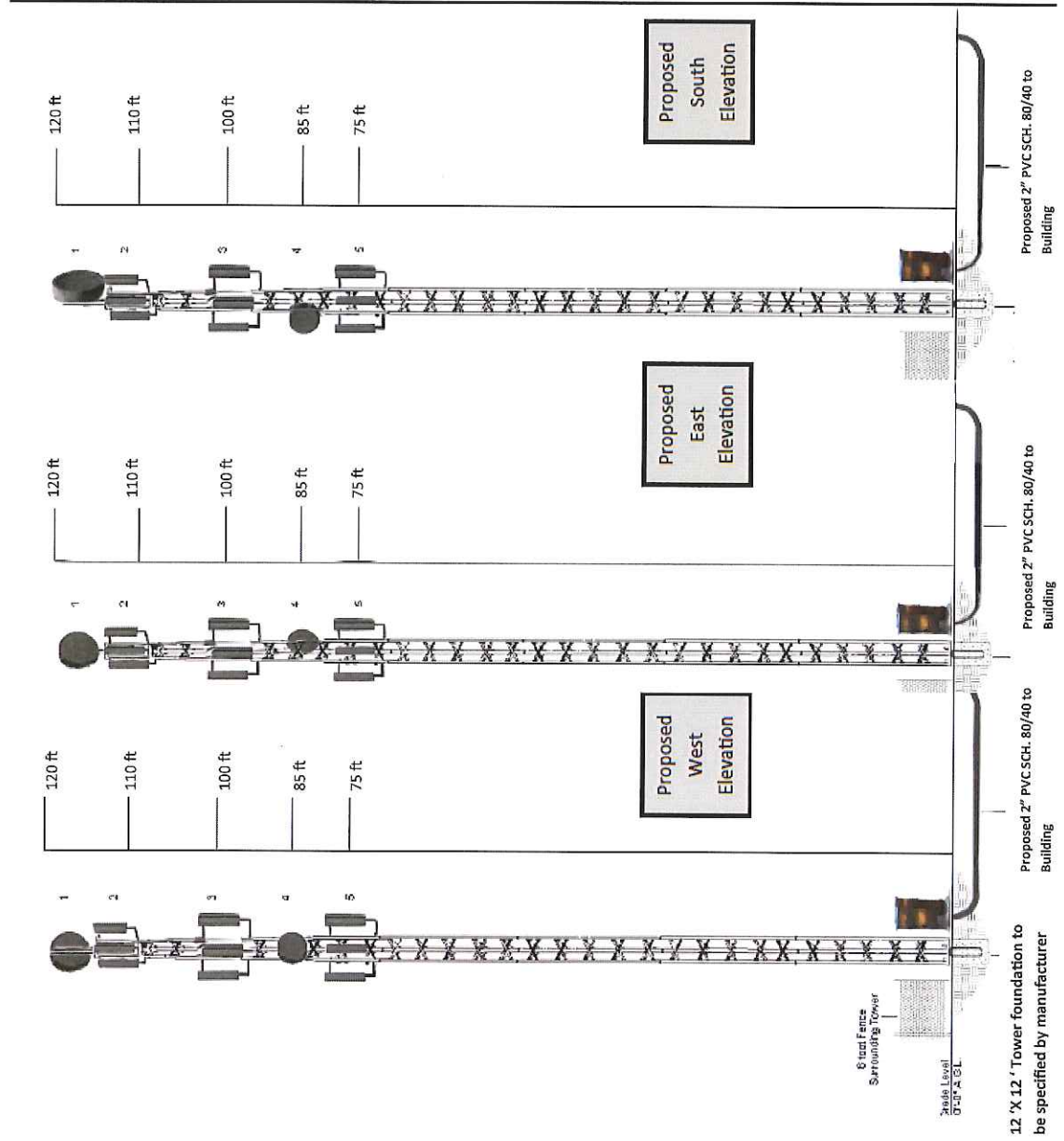






## Antenna List

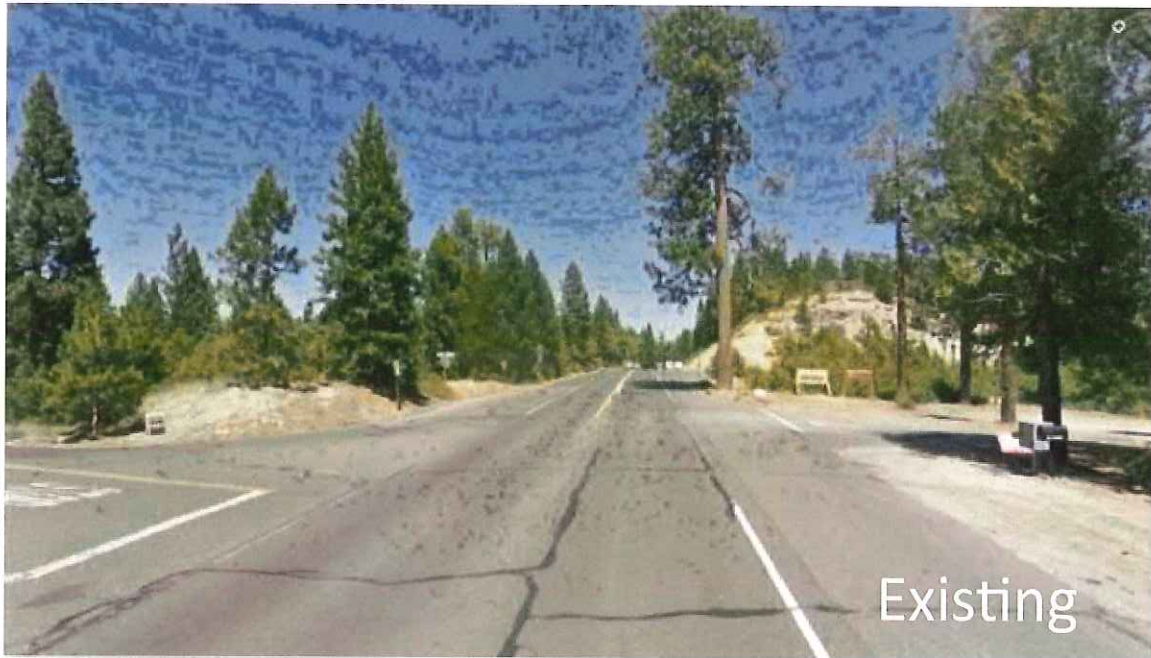
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|---|---------------------|
| 1 | SIAE Licensed PTP   |
| 2 | Cambium PTMP        |
| 3 | UBNT PTMP           |
| 4 | UBNT Dish PTP       |
| 5 | TV White Space PTMP |



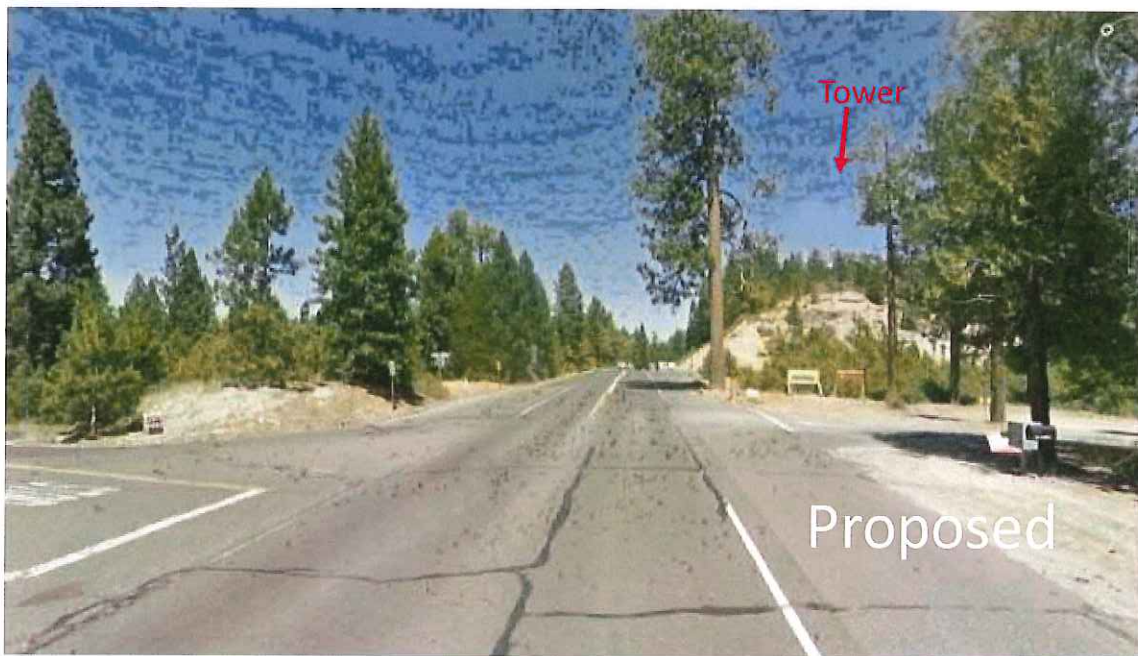
Cold Springs Project Site 13—Site plan  
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Long Barn CA 95335

Cal.net





Poststimulation of view looking East from CA-108



**Cal.net CASF Wireless Broadband Project**

Cold Springs Project Site  
29384 Old Mono Rd  
Long Barn CA 95335

**Cal.net**

Cal.net, PO Box 1041, Shingle Springs, CA 95682

## Site 13 Cold Springs

